



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: July 26, 2023

**DATE:** July 18, 2023

**TO:** Open Space and Regional Parks Commission

**FROM:** Faye-Marie Pekar, Park Planner,  
Community Services Dept., 328-3623, [fpekar@washoecounty.gov](mailto:fpekar@washoecounty.gov)

**THROUGH:** Eric Crump, Operations Division Director  
Community Services Dept, 328-3625, [ecrump@washoecounty.gov](mailto:ecrump@washoecounty.gov)

**SUBJECT:** Presentation, discussion and possible recommendation to Board of County Commissioners to approve the following easement deeds between Washoe County (grantor) and Epic Wireless (grantee): a temporary construction easement and a permanent, non-exclusive access and public utility easement (PUE) totaling ±48,865 square feet on Washoe County's Galena Terrace Open Space, APN 144-010-22, for the appraised value of \$4,880.00, for the implementation of the Mount Rose Wedge Cell Tower on an adjacent parcel owned by Truckee Meadows Water Authority (APN 144-211-23). (Commission District 2).

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### SUMMARY

Epic Wireless requires a temporary construction easement and non-exclusive access and utility easement (PUE) impacting the Washoe County Open Space parcel APN 144-010-22, for the implementation of a proposed AT&T 58-foot monopole telecom facility and associated equipment that will be located on the adjacent Truckee Meadows Water Authority (TMWA) owned parcel (APN 144-211-23). An appraisal of the requested easement determined the of the PUE at \$4,880. In order to implement these facilities, the applicant needs permanent access across the Washoe County Open Space parcel and to underground utilities including conduit for power and fiber to the adjacent TMWA owned parcel. This project will provide service in the existing coverage gap to residents and increase the network capacity to the surrounding community and Galena High School during high-capacity events.

Washoe County Strategic Objective supported by this item: Economic Impacts: Support a thriving community.

### PREVIOUS ACTION

None

### BACKGROUND

AGENDA ITEM # \_\_\_\_\_

Washoe County, through its Community Services Department, received a parkland easement request from Epic Wireless for its Mount Rose Wedge Cell Tower project that proposes to construct an AT&T 58-foot tall monopole telecom facility with associated equipment on Truckee Meadows Water Authority (TMWA) owned parcel APN 144-211-23. The TMWA parcel is landlocked by  $\pm 385,979$  acres of Washoe County Open Space property APN 144-010-22, commonly known as Galena Terrace Open Space, located south of Mount Rose Highway and north of interstate 580. The only accessible route to the proposed future monopole site is by the existing gravel road across Washoe Open Space that connects from a TMWA owned parcel (APN 144-211-03) off Great Falls Loop within the Galena Terrace 9 subdivision.

For Epic Wireless to submit a Special Use Project case for review and permitting with Washoe County Development Services, the applicant must first obtain a property owner affidavit for the Washoe County Open Space parcel APN 144-010-22 from the Board of County Commissioners. In order to begin this project, Epic Wireless is requesting a temporary construction easement and a permanent non-exclusive access and utility easement (PUE) totaling  $\pm 48,865$  square feet over the Washoe County Open Space parcel APN 144-010-122. The Open Space parcel landlocks the TMWA parcel and provides the only accessible route to the TMWA property where the proposed future monopole will be located.

While no related previous actions have occurred between Washoe County and Epic Wireless or TMWA on the Washoe County Open Space parcel APN 144-101-122, TMWA currently operates an existing water tank located on APN 144-211-23. TMWA holds an existing access and utility easement (PUE) with Washoe County that provides non-exclusive access across the existing gravel road on the Washoe County Open Space parcel to access their water tank facilities.

Epic Wireless in coordination with TMWA is seeking an easement to construct a 58-foot monopole on the TMWA owned parcel adjacent to the existing water tank. The TMWA parcel is a preferred site for Epic Wireless because the hillside provides concealment for the monopole facilities equipment area while also providing elevation to increase coverage to the surrounding community and ability to co-locate on a parcel with existing utility infrastructure. This project will provide service in existing coverage gap to residents and increase the network capacity to the surrounding community and Galena High School during high-capacity events.

#### Impacts and Parkland Policy Compliance

If approved, the project proposes a 15' access and utility easement which intends to trench and underground utilities including conduit for power and fiber along the side of the existing gravel access road until it reaches proximity to the isolated TMWA parcel, where a more direct route for utilities veers from the existing gravel road to the future monopole location in the northwest corner of the TMWA parcel. Parks staff is advising that the veering of the proposed 6' non-exclusive AT&T mobility line is diverted back in alignment of the existing gravel road that leads to the TMWA parcel to minimize adverse impacts to the Washoe County Open Space.

Overall, the request for an access and utility easement to allow the installation on the 58-foot monopole on the adjacent TMWA owned parcel may result in the need to access the easement area more frequently but will not significantly alter the existing gravel access road nor will it result in significantly greater impacts to the Open Space if staff recommendation is followed to require all utilities are located within the existing gravel road to the future monopole site on TMWA property.

### **FISCAL IMPACT**

Should the easements be approved, proceeds of \$4,886.00 will be deposited into the Parks Capital Fund (404), Parks District 1C (C900130), County Property Sales revenue general ledger account (485191).

Purchase of the easements, construction, revegetation maintenance, and permitting associated with the project would be the responsibility of Epic Wireless.

### **RECOMMENDATION**

It is recommended that the Open Space and Regional Parks Commission recommend that the Board of County Commissioners approve the following easement deeds between Washoe County (grantor) and Epic Wireless (grantee): a temporary construction easement and a permanent, non-exclusive access and public utility easement (PUE) totaling ±48,865 square feet on Washoe County's Galena Terrace Open Space, APN 144-010-22, for the appraised value of \$4,880.00, for the implementation of the Mount Rose Wedge Cell Tower on an adjacent parcel owned by Truckee Meadows Water Authority (APN 144-211-23).

### **POSSIBLE MOTION**

Should the Commission agree with staff's recommendation, a possible motion would be: "Move to recommend that the Board of County Commissioners approve the following easement deeds between Washoe County (grantor) and Epic Wireless (grantee): a temporary construction easement and a permanent, non-exclusive access and public utility easement (PUE) totaling ±48,865 square feet on Washoe County's Galena Terrace Open Space, APN 144-010-22, for the appraised value of \$4,880.00, for the implementation of the Mount Rose Wedge Cell Tower on an adjacent parcel owned by Truckee Meadows Water Authority (APN 144-211-23)."